



**MINUTES OF THE GILA COUNTY
BOARD OF ADJUSTMENT
Thursday, September 17, 2020**

Gila County Board of Supervisors Conference Room
610 E. State Hwy 260, Payson, AZ
Gila County Public Works Conference Room
745 N Rose Mofford Way, Globe, AZ
9:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 9:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Mary Lou Myers.
3. Roll Call: Shealene Loya called the roll; Chairman Mickie Nye (in Payson), Bryan Goslin (Absent), Mary Lou Myers (in Payson). A quorum was present.

Community Development Staff Members Present: Michelle Dahlke-Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of the Board of Adjustment Minutes from July 17, 2020. Chairman Nye asked if there were any changes needed on the minutes. No changes were suggested. Mrs. Myers motioned to approve the minutes as it and Chairman Nye seconded the motion.
5. **Director/Planner Communication:** At any time during this meeting of the Board of Adjustment, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Mrs. Dahlke- No Comments

Information/Discussion/Action:

Public Hearing:

6. **VARP2007-001 MICHELLE WILLIAMS:** An application for the following variances ; 1) an 8' front setback for an existing metal carport on the southeastern portion of the property (facing Emma's View) where 20' is the minimum required and to allow this carport to be located in the front yard; 2) a 3' side setback for an existing storage shed on the northwestern portion of the property where 7' is the minimum required; 3) a 0' side setback for an existing lean-to storage shed on the northwestern portion of the property where 7' is required; 4) a 0' front setback for a proposed carport on the southeastern portion of the

property (facing Emma's View) where 20' is required and a 0' side setback for the same carport where 7' is required and to allow the same carport to be located in the front yard; and 5) to allow an existing carport on the southwestern portion of the property (facing Dan's Highway) to be located within the front yard. The property is located at 8778 West Emma's View in Strawberry, AZ (APN # 301-04-074) and is zoned Residence One District- Density District 12 (R1-D12).

Mrs. Dahlke presented the request to the Board and gave a detailed description of each of the structures included in the request. Some of the structures are existing on the property and others are proposed. Due to the unusual lot shape, the property owners are limited in spacing for the structures. Staff recommends approval of all aspects of the Variance except No. 4 which is a 0' front setback for a proposed carport on the southeastern portion of the property where 20' is required and a 0' side setback for the same carport where 7' is required and to allow the same carport to be located in the front yard.

None of the structures constructed by the property owners were permitted.

Jerry Nichols addressed the Board and explained the need for all of the carports on the property. He explained that he and Mrs. Williams were not aware of the Variance requirements when originally putting in the structures. Mr. Nichols explained that he would prefer not to have a lot of carports all over the property but would like to have some protection for the vehicles from tree sap and weather. Mr. Nichols presented various pictures of the property to the Board. Mr. Nichols also stated that he remeasured the distance of one of the carports to the property line and discovered it to be farther from the property line than what was originally stated on his site plan.

Mrs. Dahlke stated that she would request a revised site plan showing the new measurements.

The Board asked if the carport at the front of the property could be moved away from the road and property line to which Mr. Nichols stated that it might be possible, but it might interfere with a gate.

Mrs. Dahlke stated that the Community Development Director had suggested putting the carport on the west side of the house to which Mr. Nichols stated that it would not fit in that location.

Mr. Nichols suggested that the metal carport on the east side of the property be swapped with the shed on the west side of the home to which the Board agreed would be an alternative to explore. It was suggested that this case be continued to the October meeting so that the property owners could work with the County to determine the correct setbacks.

Upon motion by Mrs. Myers, seconded by Chairman Nye, this case was tabled until the October Board of Adjustment meeting.

7. **Adjournment.** Mrs. Myers made a motion to adjourn, seconded by Chairman Nye. The motion to adjourn was unanimously approved at 9:45 A.M.